

This instrument prepared by:  
Stephen J. Grave de Peralta, Esq. | PG Law  
5030 Champion Blvd., Suite G11-281  
Boca Raton, Florida 33496 | 561.325.6510

When recorded return to:  
Carlos J. Villanueva, P.A.  
1820 N. Corporate Lakes Blvd., #306  
Weston, FL 33326

Folio No. 4843-31-11-0170

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**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made the 24 day of April, 2017, by FL May Eleven LLC, a Florida limited liability company, whose address is 625 South Federal Highway, Lake Worth, Florida 33460 (“Grantor”) to Seabird Pompano LLC, a Florida limited liability company, whose address is 2330 Ponce de Leon Boulevard, Coral Gables, Florida 33134 (hereinafter collectively called the “Grantee”).

WITNESSETH:

**THAT GRANTOR**, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto Grantee, certain real property located in Broward County, Florida, which is more particularly described as follows:

Lots 22 and 23, BLUE WATER BEACH, according to the Plat thereof, as recorded in Plat Book 26, Page 29, of the Public Records of Broward County, Florida.

**SUBJECT TO** easements, restrictions, reservations, limitations and other matters of record and to taxes for 2017 and subsequent years.

**TOGETHER** with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND GRANTOR** hereby covenants with Grantee that Grantor will warrant and defend the Property against the against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject to taxes accruing subsequent to December 31, 2016, government ordinances and regulations, and covenants, easements and restrictions of record, if any, provided that this reference shall not serve to reimpose same.

**DRC**

PZ23-12000003  
08/16/2023

(2)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year set forth above.

Signed, sealed and delivered in the presence of:

[Signature]  
Print Name: Nicholas Nicola

FL May Eleven LLC,  
a Florida limited liability company

[Signature]  
Print Name: Debra Lynn

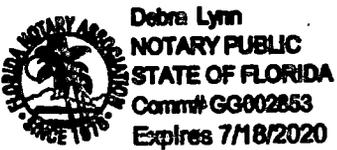
By: [Signature]  
John Justin Ford, Manager

State of Florida )  
County of Palm Beach )

The foregoing Special Warranty Deed was acknowledged before me this 24 day of April, 2017, by John Justin Ford, as Manager of FL May Eleven LLC, a Florida limited liability company, who  is personally known to me or  has produced a Florida driver's license as identification.

[Signature]  
Notary Public  
Name: Debra Lynn  
Commission Expires: 7/18/2020

(Notary Seal)



**DRC**

PZ23-1200003  
08/16/2023